

70 Fountain Street – Shadow Study

Shadow Study Summary

70 Fountain Street, Guelph

December 12 2025

Coordinates

43° 32' 38.148" N

80° 14' 44.952" W

Google Earth was used as the base reference. Google Maps employs a variant of the Mercator projection; although true north is not explicitly shown, on a standard Mercator projection grid north aligns with true north and follows any vertical meridian on the map.

The shadow study includes all required test times for September 21, December 21, April 21, and June 21, as outlined in the *Sun and Shadow Study Terms of Reference* (City of Guelph, May 2019).

Hariri Pontarini Architects (HPA) has prepared this letter to provide our assessment of the shadow impact resulting from the proposed development for 70 Fountain Street in Guelph. This study presents a technically accurate visual model of the shadows cast by the proposed development and their impact on the surrounding context, including streets, parks, open spaces, and adjacent buildings. The model incorporates existing and approved developments in the area, with simulations conducted for April 21, June 21, September 21, and December 21 capturing consecutive hourly intervals from 8AM to 6PM.

Summary of Shadow Findings

September 21

- Between 9am–12pm, the tower casts a shadow on the opposite sidewalk along Farquhar Street. This area currently fronts a parking lot and experiences limited pedestrian activity. After 12pm the sidewalk receives full sun, satisfying the 4-hour sunlight requirement.
- On Fountain Street East, the opposite sidewalk is shaded between 2–5pm, but receives full sun from 9am–2pm, meeting the 4-hour criterion.
- From 12pm–5pm, the building shades portions of the adjacent residential area on Farquhar Street, Fountain Street East, and Grant Street. During these hours, the rear yard of the 2-storey home immediately beside 70 Fountain Street East is also in shade. As this shading lasts 5 consecutive hours, the criterion is not met. However, the yard is already heavily treed and naturally shaded by dense vegetation.
- Between 1–3pm, the backyards of other homes on Farquhar Street experience shade; this duration meets the requirement. From 3–4pm, only partial shading occurs on Fountain Street East and Grant Street homes, and the criterion is met.

- At 5pm, the building casts a shadow onto Heritage Park. Prior to 5pm, the park is in full sunlight, meeting the criterion.
- Portions of the Fountain Street East opposite sidewalk are shaded from 2–5pm, but the area receives full sun from 9am–2pm, satisfying the required 4 consecutive hours.

December 21

- Between 12–3pm, rear yards of the adjacent residential properties on Farquhar Street are in shade.
- The proposal does not add new shading to Carden Street, which is already in shade due to existing buildings.
- From 11am–12pm, the proposed building shades the historic Locomotive 6167. At all other test dates and times, the landmark receives full sunlight.
- At 3pm, the building casts shadow onto the podium of the River Mill Condominium; at all earlier test times, it remains in full sun.

April 21

- From 1–5pm, the adjacent residential property's backyard is shaded.
- For the remaining neighbouring homes, only 1 hour of shading occurs, meeting the criteria.
- Between 8am–12pm, the opposite sidewalk on Farquhar Street is shaded. This is currently a low-density residential area with an adjacent parking lot serving Guelph Central Station. After 12pm, the area receives full sun, meeting the requirement.

June 21

- The adjacent residential property's backyard is shaded between 1–3pm. This 2-hour period meets the criterion.
- From 6–7pm, the building casts shade onto Heritage Park near the riverside. Before 6pm, the park remains in full sunlight, satisfying the requirement.

Overall, the analysis demonstrates that the shadow impact of the proposed development will generally not have a negative effect on the existing neighbourhood.

Sincerely,



Michael Attard, O.A.A. MRAIC B.ARCH
Partner